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BROWMAN DEVELOPMENT COMPANY, INC.

Development • Leasing • Management

October 20, 2005

Evergreen Village Task Force  
San Jose, CA

RE: Proposed GPA, Evergreen Village College  
San Felipe and Yerba Buena

Dear Task Force Members:

Our company, Browman Development Company, Inc. is the fee owner and developer of the Walgreens Pharmacy currently under construction within Evergreen Village Square adjacent to the fire station with opening slated for December 2005 (4095 Evergreen Village Square). We are a privately held company based in Oakland with 15 employees. We are not a merchant builder and develop, manage and lease all of our projects in house and have every intention of making a long term commitment to the Evergreen area.

I am writing you to respectfully request that you deny the findings that a grocery store is warranted at the college site and hopefully remain committed to deny any future general plan amendment that will allow a grocery store to occupy a location at the college site.

We have been working on the Evergreen Village project with Shapell and Walgreens since June of 2000 (over 5 years). Walgreens real estate committee had denied this location in 2001 and late 2003 in large part due to its remote location and concern about the success of the Lunardi's store. Fortunately, in mid 2004, the site was approved by Walgreens. We strongly believe long term the project will be successful if the community and the city supports its growth and its retailers.

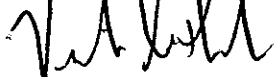
We are very thorough, and complete extensive due diligence on a trade area prior to gaining commitments from anchor tenants to help ensure the project will be successful long term. One item we extensively reviewed was the cities general plan which prohibits a larger grocery store development to occupy the Yerba Buena/San Felipe quadrant adjacent to Longs. Additionally, we received a copy of the letter from the Evergreen College providing an unequivocal commitment to exclude a grocery store from landing on their surplus property.

We relied on this information to proceed on the project. I can assure you we would not have made a 5 year time commitment and the investment of millions of dollars in the Evergreen Village Square development if any potential had existed for a competing grocery store to locate at the college site because it is a superior location and would be devastating to Lunardi's.

Darryl Browman (owner of our company) and I with over 30 years of combined experience can't understand how a retail study could justify a new grocery store being warranted at the college site with two sub par stores in the trade area. Additionally, with my understanding of Lunardi's current store performance, they will not be able to survive the addition of a more convenient traditional grocery store in the immediate trade area, and unfortunately vacancy and potentially blight will likely occur in the Lunardi's and Cosentino centers.

Please do not hesitate to contact me with any questions; I look forward to meeting with the Task Force further to discuss my comments in person.

Very sincerely yours,

A handwritten signature in black ink, appearing to read 'Victor de Melo', written over the closing 'yours,'.

Victor de Melo  
Director of Development